

City of Newton



Setti D. Warren
Mayor

HEALTH AND HUMAN SERVICES DEPARTMENT

Dori Zaleznik, MD, Commissioner
1294 Centre Street
Newton, MA 02459-1544

Telephone 617.796.1420 Fax 617.552.7063
TDD/TTY 617.796.1089



Public Health
Prevent. Promote. Protect.

CERTIFICATES OF HABITABILITY

Certificates of Habitability are required in accordance with City of Newton Ordinance Chapter 12, Section 12-1 Change of Certificate of Habitability. The ordinance so states:

Whenever an apartment, tenement, or room in a lodging house is vacated by the occupant thereof, or when an area in an existing building is converted to a condominium, it must be certified by the commissioner of health, prior to being reoccupied by a new tenant, lodger or occupant, as meeting the standards set forth in "The State Sanitary Code, Chapter II, Minimum Standards of Fitness for Human Habitation" as promulgated and from time to time amended by the Department of Public Health of the Commonwealth of Massachusetts under the authority of General Laws, Chapter 111, Section 127A.

Each apartment, tenement or room in a lodging house shall be required to be certified only once in any given twenty-four month period.

Condominiums are to be certified only at the time of initial conversion.

Electricity may be ordered turned off by the commissioner of health if such apartment, tenement, room in a lodging house or condominium unit is not certified as being fit for human habitation. If inspection is not made within forty-eight hours after notification is received by the Newton Health department that the apartment, tenement, or room in a lodging house is vacated or that the condominium conversion is completed, a temporary certificate of habitability may be issued upon request of the owner filed with the commissioner of health, pending inspection.

A temporary certificate of habitability may also be issued if, in the judgement of the commissioner of health or his duly authorized agents, the owner is entitled to a reasonable period of time to make necessary repairs and the health and safety of the occupant is not thereby endangered.

Certificates of habitability and temporary certificates of habitability shall be issued by the commissioner of health or his duly authorized agents. Before electricity is ordered to be shut off by the commissioner of health, the owner or person in control of the premises shall be given and receive three (3) days notice that such action is to be taken. (Rev. Ords. 1973, § 8-3; Ord. No. R-151, 6-1-81; Ord. No. S-306, 3-21-88)

Note: There is no current fee for these inspections. To request an inspection call the Health and Human Services Department at 617-796-1420.

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